Westgate, Wetherby, LS22 6NJ

- THREE BEDROOM APARTMENT WITH PRIVATE COURTYARD
- BEAUTIFULLY PRESENTED
- TOWN CENTRE APARTMENT
- OPEN PLAN LIVING
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- EPC - D / COUNCIL TAX - B

HUNTERS®
HERE TO GET *you* THERE

Asking Price £230,000

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DESCRIPTION

Hunters Wetherby are excited to present to the market this three bedroom apartment in the heart of Wetherby!

As you enter the property you can immediately sense the welcoming atmosphere this home offers. The open plan kitchen, diner and living space is well sized and is the perfect space for relaxing and entertaining.
The kitchen is fitted with a range of white, high gloss wall and base units and benefits from integral appliances including hob, microwave, oven, washing machine and dishwasher, while space is provided for a fridge freezer. Windows run along the front of the room allowing for natural light to fill the space and feature attractive white shutters as a sleek finish.

Bedroom two is well sized and features patio doors which open out onto the beautifully landscaped rear courtyard. Light fills this space, making it the perfect space to unwind. Bedroom three is a well sized single, with fitted wardrobes allowing for ample storage, however offers the versatility to be used as a home office.

The house bathroom is comprised of a three piece white suite including L shaped bath with shower over, low level wc and wash hand basin. A heated towel rail completes this space.

From the inner hallway, stairs lead down to the principal bedroom. A fireplace is an attractive focal point and a window to the front aspect allows light to flow in. Should any future owner prefer, this space also offers the versatility to be used as an additional reception space.

Externally, the rear courtyard is paved in Indian stone making this an attractive space to enjoy in those warmer months. To the front, the property enjoys a front yard with steps leading you to the front entrance.

Wetherby is a historic market town in West Yorkshire, it is located on the River Wharfe between Leeds and York and known for its charming town centre and riverside walks. Access is mainly by road via the A1(M) and A58, with bus services connecting it to cities and towns such as Leeds and Harrogate. Wetherby is also home to primary schools such as St. James primary school and Wetherby Highschool.

AGENTS NOTE - There is an annual service charge of £400 and ground rent of £200. There are 990 years remaining on the lease.
Please note, these leasehold details are an approximate and full details will be confirmed by solicitors at the point of sale.

MORETTI

Viewings

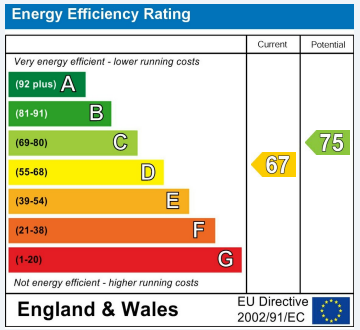
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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